

Woodburn Development Ordinance Rewrite

Legislative Amendment 2012-01

Summary of Proposed Changes

Overall objectives of the Ordinance rewrite:

- Simplify and clarify the Ordinance
- Include diagrams, illustrations, charts and maps
- Update and standardize terminology
- Eliminate conflicting standards and circular references
- Include purpose statements for each section
- Correct scrivener errors

Section 1.102 (Definitions)

- Consolidates most definitions

Section 2.1 (General Provisions)

- Reformats for readability
- Eliminates reference to the North American Industry Classification System (NAICS)

Section 2.102 (Residential Zones)

- Consolidates residential use and development standards into tables
- Categorizes by use groupings i.e.; dwellings, nonresidential uses, etc
- Limits large daycare & group care facilities to multifamily zones
- Clarifies where accessory structures are allowed
- Standardizes the building height at which rear setback and lot coverage requirements change (16 feet, instead of 14 and 16 feet)
- Standardizes rear yard setback for accessory structures (5 ft, instead of 0 to 7 ft.)

Section 2.103 (Commercial Zones)

- Consolidates commercial uses and development standards into tables
- Categorizes by use groupings i.e., residential, commercial, industrial, etc
- Generalizes categories i.e., business services vs. medical, legal, dental offices
- Establishes compatibility process for automotive, hospital, veterinarian activities based upon proximity to residential uses
- Limits outdoor storage for contractors

Section 2.104 (Industrial, Public & Semi Public Zones)

- Consolidates industrial and Public & Semi Public Uses and development standards into tables
- Generalizes use categories i.e., manufacturing vs. individual types of manufacturing

Section 2.105 (Overlay Districts)

- Consolidates districts into one section 2.105
- Includes maps in overlay districts of specific districts
- Includes tables identifying properties within specific overlay districts

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Section 2.201 (Accessory Structures)

- Consolidates residential and commercial standards for accessory structures
- Establishes separation standards for accessory structures (6 ft)
- Increases vision clearance height at intersections from 30 inches to 42 inches

Section 2.202 (Special Use Standards)

- Provides for vehicle, boat and RV parking in side yard, behind screen
- Clarifies that Home Occupations are allowed in multifamily dwellings
- Establishes manufactured dwelling design standards similar to site built dwellings
- Prohibits manufactured dwellings within the Neighborhood Conservation Overlay District
- Provides for outside seating and product display

Section 2.203 (Specific Conditional Uses)

- Consolidates definitions for telecommunication facilities

Section 3.101 (Street Standards)

- Minimizes street improvement standards for development
- Establishes payment in lieu of street improvement in specific circumstances
- Establishes new street standard for one way streets
- Clarifies street improvement standards in the Neighborhood Conservation Overlay District and downtown
- Establishes block length and pathway standards required by Periodic Review
- Establishes new street standard for local streets required by Periodic Review

Section 3.102 (Utilities and Easements)

- Clarifies utility easement standards

Section 3.103 (Setbacks and Open Spaces)

- Establishes setbacks to accommodated future street dedications
- Provides for uncovered decks, 18 inches or less in height in the rear yard
- Clarifies vision clearance standards
- Measures vision clearance from special setbacks

Section 3.104 (Vehicular Access)

- Establishes standards for coordination with ODOT and Marion County when development occurs adjacent to State or County roads
- Establishes joint access standards
- Establishes standards for driveway consolidation along State Highways

Section 3.105 (Off-Street Parking and Loading)

- Consolidates and groups use standards i.e., residential, commercial, etc.
- Eliminates off-street loading standards for office uses under 5,000 square feet
- Reduces parking standards for restaurants and businesses with outside display areas
- Includes accessible parking standards
- Clarifies shared parking standards

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Section 3.106 (Landscaping Standards)

- Reduces the number of required street trees
- Establishes street tree size based upon street classification (larger trees along major streets)
- Reduces landscape requirements in yards abutting streets
- Recognizes roof garden or living roof
- Provides flexibility for screening between uses (walls, fences, hedges)
- Restricts significant tree removal during dormant season

3.107 (Architectural Design Guidelines and Standards)

- Establishes similar design standards for manufactured and site-built dwellings
- Clarifies when carports are allowed for manufactured dwellings
- Clarifies that manufactured dwellings prohibited in the Neighborhood Conservation Overlay District
- Establishes additional design standards for buildings within the Neighborhood Conservation Overlay District
- Provides design flexibility in new developments (9 design standards out of 12)
- Requires that roof top equipment be screened from surrounding properties
- Incorporates the architectural design standards for the Downtown Conservation and Development and Mixed Use Village districts in section 3.107

3.108 (Partition and Subdivision Standards)

- Clarifies partition and subdivision standards

3.109 (Planned Unit Development Standards)

- Clarifies planned unit development standards

3.110 (Signs)

- Establishes 10 year sign amortization program, requiring sign conformance within 10 years
- Establishes procedure hardship provision for non conforming signs
- Establishes standards for signs in the Mixed Use Village (MUV) zone

5.101 (Type I Decisions and Applications Requirements)

- Clarifies threshold for Type I review for multi-family dwelling; 4 or fewer multi-family units require Type I review.

5.102 (Type II Decisions and Applications Requirements)

- Clarifies threshold for Type II review for multi-family dwellings; 5 – 8 multi-family units require Type II review.

5.101 (Type III Decisions and Applications Requirements)

- Clarifies threshold for Type III review for multi-family dwellings; 9 or more multi-family units require Type III review.

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7.1 (Appendices)

- Eliminate Application Exhibits; application forms specify requirements
- Eliminate Figures; individual sections include figures and diagrams
- Eliminate Tree Guidelines; individual section includes approved and prohibited trees
- Eliminate Use Classifications; individual sections include uses tables

Figure 7-2 (Transportation System Plan)

- Street Design Standards; revised to provide for narrower street sections and curb-tight sidewalks